

Doc. # 5239
ADOPTED 10/26/89

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE
THIS MINOR MODIFICATION

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Modification and Termination" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Boston Redevelopment Authority that the minor modification with respect to Parcel RE-7 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Boston Redevelopment Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the plan is a minor change and may be adopted within the discretion of the Boston Redevelopment Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the redevelopment of Parcel RE-7;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY,

1. That Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be, and hereby is, amended as follows:

a. Map No. 1 "Property Map" is hereby modified by subdividing Parcel RE-7 to create Parcel RE-7A and Parcel RE-7B. Parcel RE-7A shall contain approximately 19,837 square feet of land located at 1701 Washington Street. Parcel RE-7B shall contain approximately 44,950 square feet of vacant land bounded by West Springfield Street, Shawmut Avenue, Worcester Street and Parcel RE-7A;

MEMORANDUM

OCTOBER 26, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ACTING ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
MINOR MODIFICATION OF THE SOUTH END URBAN RENEWAL
PLAN/PARCEL RE-7

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT
AUTHORITY (BRA) ADOPT A MINOR MODIFICATION OF THE SOUTH
END URBAN RENEWAL PLAN WITH RESPECT TO PARCEL RE-7, AND
THAT THE BRA AUTHORIZE THE DIRECTOR TO PROCLAIM BY
CERTIFICATE THIS MINOR MODIFICATION

Parcel RE-7, containing approximately 64,787 square feet of land, is bounded by Washington Street, West Springfield Street, Shawmut Avenue and Worcester Street in the South End Urban Renewal Area, Project No. Mass. R-56. This parcel contains Washington Manor, a housing project owned by the Boston Housing Authority for use by elderly and disabled tenants, located at 1701 Washington Street on 19,837 square feet of land. The remaining portion of Parcel RE-7, consisting of about 44,950 square feet of vacant land, is bounded by West Springfield Street, Shawmut Avenue, Worcester Street, and the above described parcel on which is located Washington Manor. The approximately 44,950 square foot vacant land parcel is included in the South End Neighborhood Housing Initiative (SENHI) program.

According to the 1965 South End Urban Renewal Plan in Section 602 thereof, Table A, entitled "Land Use and Building Requirements" sets forth residential housing for the elderly or other residential uses subject to BRA approval as permitted uses for Parcel RE-7.

On October 9, 1987, the approximately 44,950 square foot vacant parcel was tentatively designated to Four Corners Development Corporation (4CDC), a non-profit community based organization, for the purpose of developing 84 mixed-income housing units with 51 underground parking spaces. In a separate memorandum submitted to this Board on October 26, 1989, Langham Court Limited Partnership ("Langham"), a Massachusetts limited partnership with Langham Four Corners Corporation (a Massachusetts corporation and a corporate affiliate of 4CDC) as the general partner, is requesting final designation as redeveloper of the 44,950 square foot parcel. Langham intends to develop the 44,950 square foot vacant parcel into 84 mixed-income cooperative housing units in a four- and five-story building. Of

the 84 units, 28 units will be for low-income families and 27 units will be for moderate-income families.

Also included in the plan are 51 underground parking spaces for the residents of the proposed development. Langham anticipates commencing construction December, 1989. Completion of construction is scheduled for spring, 1991.

The project has received approvals from the Zoning Board of Appeals and the South End Landmark District Commission. The Final Working Drawings and Specifications have been approved by the BRA's Design Department. The project has undergone substantial review by the BRA and by the South End Landmark District Commission, and there is significant community support.

The implementation of the Final Working Drawings and Specifications by Langham will require minor changes to the South End Urban Renewal Plan by subdividing Parcel RE-7 into Parcel RE-7A and Parcel RE-7B and by amending the proposed land use for Parcel RE-7B. Also, minor changes are required for the maximum height limitation, the minimum parking ratio, and the planning and design requirements contained in the Urban Renewal Plan. These proposed changes will not, substantially or materially, change or alter the approved Urban Renewal Plan.

Section 1201 of the South End Urban Renewal Plan provides that minor modifications may be made at any time by the BRA when such modifications are found to be, in the reasonable opinion of the BRA, minor, and not substantial or material alterations of the Plan.

Accordingly, it is necessary to effect a minor modification of the South End Urban Renewal Plan by: (1) subdividing the Parcel RE-7 into Parcels RE-7A, and RE-7B; (2) changing the permitted land use allowed for Parcel RE-7B to "Residential and Underground Parking and Related Accessory Uses"; (3) deleting the maximum height set forth in Table A referenced in Section 602 of the South End Urban Renewal Plan and inserting in place thereof "60 feet"; (4) deleting the minimum parking ratio set forth in table A referenced in Section 602 of the South End Urban Renewal Plan and inserting in place thereof ".6"; (5) deleting item "F" of the Planning and Design Requirements set forth in Table A referenced in Section 602 of the South End Urban Renewal Plan; and (6) authorizing the Director to proclaim by certificate these minor modifications.

Parcel RE-7A would now contain approximately 19,837 square feet of land and Parcel RE-7B would now contain approximately 44,950 square feet of vacant land.

To proceed with the intended plans for the proposed project it is recommended that: (1) Parcel RE-7 be subdivided to create Parcel RE-7A and Parcel RE-7B; (2) Table A referenced in Section 602 of the South End Urban Renewal Plan be amended by (a) changing the permitted land use allowed for Parcel RE-7B to "Residential and Underground Parking and Related Accessory Uses" (b) deleting the maximum height set forth in Table A referenced in Section 602 of the South End Urban Renewal Plan and inserting in place thereof "60 feet" (c) deleting the minimum parking ratio set forth in Table A referenced in Section 602 of the South End Urban Renewal Plan and inserting in place thereof ".6" (d) deleting item "F" of the Planning and Design Requirements set forth in Table A referenced in Section 602 of the South End Urban Renewal Plan; and (e) the Director be authorized to proclaim by certificate these minor modifications.

In the opinion of the General Counsel, the proposed modifications are minor and do not, substantially or materially, alter or change the Plan.

It is, therefore, recommended that the BRA adopt the attached Resolution (1) modifying the South End Urban Renewal Plan by (a) subdividing Parcel RE-7 thereby creating Parcels RE-7A and RE-7B, and (b) modifying Section 602 thereof, Table A, "Land Use and Building Requirements; and (2) authorizing the Director to proclaim the same.

An appropriate Resolution is attached.